

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL FIRE CODE (IFC)
2017 NATIONAL ELECTRIC CODE (NFPA 70)
ANSI/TIA-222-H (REVISION H)

GENERAL NOTES

1.

THESE DOCUMENTS ARE FOR THE DESIGN OF AN UNMANNED TELECOMMUNICATIONS FACILITY. THE FACILITY SHALL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE. THE FACILITY WILL NOT BE OPEN TO THE PUBLIC AND SHALL HAVE RESTRICTED ACCESS TO THE WIRELESS CARRIER'S PERSONNEL AND SERVICE EQUIPMENT.

2.

THE WIRELESS CARRIER CERTIFIES THAT THIS TELECOMMUNICATIONS FACILITY WILL BE SERVICED ONLY BY THE CARRIER'S EMPLOYEES AND THEIR SUB-CONTRACTORS, FOR INSPECTION AND REPAIR PURPOSES ONLY.

3.

ON AVERAGE THE WIRELESS CARRIER'S EMPLOYEES OR SUB-CONTRACTORS (TYPICALLY ONE PERSON) WILL VISIT THE WIRELESS FACILITY TWO TIMES PER MONTH FOR A DURATION OF APPROXIMATELY ONE HOUR.

4.

THIS FACILITY IS UNMANNED AND IS NOT FOR HUMAN HABITATION (NO ADA ACCESS IS REQUIRED).

5.

THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY.

6.

NO POTABLE WATER SUPPLY IS TO BE PROVIDED TO THIS FACILITY.

7.

NO WASTE WATER WILL BE GENERATED FROM THIS FACILITY.

8.

NO SOLID WASTE WILL BE GENERATED FROM THIS FACILITY.

9.

WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL CODES, ORDINANCES AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.

10.

WORK SHALL COMPLY WITH ALL MANUFACTURER'S RECOMMENDED SPECIFICATIONS. THE CONTRACTOR SHALL FOLLOW SPECIFICATIONS SHOWN IN THESE DOCUMENTS, ONLY WHEN THOSE SPECIFICATIONS ARE MORE STRINGENT THAN THE MANUFACTURER'S.

11.

WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, UNLESS OTHERWISE NOTED.

12.

IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED AS A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION. HOWEVER, THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER/MANUFACTURER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE, IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE), STRONGER OR LARGER PIPING, INCREASED QUANTITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT/ BAR LENGTHS), THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE BID/PROPOSAL. THESE DOCUMENTS ARE MEANT TO SERVE AS A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED.

13.

SEE THE STRUCTURAL ANALYSIS BY OTHERS UNDER SEPARATE COVER FOR APPLICABLE CODE REFERENCES AND PROPOSED DESIGN LOADS.

14.

NO WORK SHALL COMMENCE WITHOUT THE APPROVED STRUCTURAL ANALYSIS REPORT (STAMPED AND SIGNED) PROVIDED BY OTHERS UNDER SEPARATE COVER.

15.

THE CONTRACTOR, PRIOR TO INSTALLATION OF ANTENNAS, EQUIPMENT, AND/OR COAX CABLES, SHALL REVIEW THE APPROVED STRUCTURAL ANALYSIS AND MODIFY, IF REQUIRED, ALL APPLICABLE MEMBERS AS INDICATED IN THE CERTIFIED STRUCTURAL ANALYSIS.

16.

THESE DESIGN DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ENGINEER AND THE CONTRACTOR.

17.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANUP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING, SITE AND ANY SURROUNDING AREA TO BETTER THAN EXISTING CONDITION.

18.

THE CONTRACTOR SHALL ADEQUATELY BRACE AND PROTECT ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC., ACCORDING TO APPLICABLE CODES, STANDARDS AND BEST CONSTRUCTION PRACTICES.

19.

THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL SITE CONDITIONS AND INSTALLATIONS.

20.

WHERE NEW PAVING, CONCRETE SIDEWALKS, OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MATCH THE EXISTING SLOPE AND ELEVATION AS TO MAINTAIN A SMOOTH TRANSITION.

21.

ALL ITEMS NOT LISTED AS "EXISTING" OR "PROVIDED BY OTHERS" ARE TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.

22.

ALL MATERIALS FURNISHED UNDER THIS CONTRACT SHALL BE NEW, UNLESS OTHERWISE NOTED.

23.

WHERE EXISTING MATERIALS ARE RE-USED, THE CONTRACTOR SHALL ENSURE THAT ALL OF THE EXISTING MATERIALS ARE FREE FROM DEFECTS OR HAVE BEEN REPAIRED TO LIKE NEW CONDITION.

24.

ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL REPAIR OR REPLACE AT THEIR EXPENSE ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIALS OR WORKMANSHIP WITHIN ONE YEAR AFTER FINAL ACCEPTANCE OF THE ENTIRE PROJECT OR A PREDETERMINED PERIOD OF TIME (AS NEGOTIATED WITH THE PROPERTY OWNER AND WIRELESS CARRIER), WHICHEVER IS GREATER.

25.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING CONSTRUCTION AND REPAIR ALL DAMAGES TO BETTER THAN NEW CONDITION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DAMAGE TO THE BUILDING SITE OR ANY ADJACENT STRUCTURES. THE PROPERTY OWNER SHALL BE SOLE AND FINAL JUDGE AS TO THE QUALITY OF THE REPAIRED CONSTRUCTION. ANY REPAIRS OR MODIFICATIONS WHICH MUST BE MADE SHALL BE MADE AT THE EXPENSE OF THE CONTRACTOR.

26.

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. LYNX CONSULTING INC. CANNOT GUARANTEE THE CORRECTNESS NOR COMPLETENESS OF THE EXISTING CONDITIONS AS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. THE CONTRACTOR AND SUB-CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER EXECUTION OF THE PROJECT. THE CONTRACTOR AND SUB-CONTRACTORS SHALL REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

27.

THE CONTRACTOR SHALL CALL FOR UTILITY LOCATES, VERIFY LOCATIONS AND MARK ALL BURIED UTILITIES PRIOR TO PERFORMING ANY EXCAVATIONS OR GRADING ACTIVITIES.

28.

DO NOT SCALE THESE DRAWINGS. DIMENSIONS ARE EITHER TO THE FACE OF FINISHED ELEMENTS OR TO THE CENTERLINE OF ELEMENTS, UNLESS OTHERWISE NOTED. CRITICAL DIMENSIONS SHALL BE VERIFIED AND THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.

29.

LYNX CONSULTING INC. HAS NOT CONDUCTED, NOR DOES IT INTEND TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIALS, INCLUDING, BUT NO LIMITED TO, ASBESTOS WITHIN THE CONFINES OF THIS PROJECT. LYNX CONSULTING INC. DOES NOT ACCEPT RESPONSIBILITY FOR THE INDEMNIFICATION, REMOVAL, OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS. IF EVIDENCE OF HAZARDOUS MATERIALS IS FOUND, WORK IS TO BE SUSPENDED AND THE PROPERTY OWNER NOTIFIED. THE CONTRACTOR IS NOT TO PROCEED WITH FURTHER WORK UNTIL INSTRUCTED BY THE PROPERTY OWNER IN WRITING.

30.

THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS, DIMENSIONS, AND UTILITIES ON SITE PRIOR TO THE COMMENCEMENT OF WORK. ALL DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE EXISTING ONSITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEER'S ATTENTION. NO CLAIM FOR ADDITIONAL COMPENSATION FOR WORK WHICH COULD HAVE BEEN FORESEEN BY AN INSPECTION, WHETHER SHOWN ON THE CONTRACT DOCUMENTS OR NOT, WILL BE ACCEPTED OR PAID.

31.

THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZE AND LOCATION OF ALL OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, OR ARCHITECTURAL WORK.

32.

THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS AND THAT ALL REQUIRED CLEARANCES FOR THE INSTALLATION AND MAINTENANCE ARE MET. IN THE CASE OF ANY CONFLUITS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. THE ENGINEER HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE FACILITY WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.

33.

IF THE CONTRACTOR OR SUB-CONTRACTORS FIND IT NECESSARY TO DEViate FROM THE ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR'S AND THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE ENGINEER WITH COPIES OF THE PROPOSED CHANGES FOR THEIR APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION, THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING EXECUTION OF THE WORK.

CONCRETE NOTES

1.

ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI-318.

2.

CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH CHAPTER 19 OF THE IBC 2018, STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS.

TYPE OF CONSTRUCTION

28 DAY STRENGTH (f_c)

W/C RATIO

MINIMUM CEMENT CONTENT PER CUBIC YARD

SLAB ON GRADE TOPPING SLABS CONCRETE PIERS

3,000 PSI

≤ 0.45

5 1/2 SACKS

ALL STRUCTURAL CONCRETE

4,000 PSI

≤ 0.45

6 1/2 SACKS

CONCRETE WALLS

4,000 PSI

≤ 0.45

6 1/2 SACKS

CEMENT SHALL BE ASTM C150, PORTLAND CEMENT TYPE II U.N.O.

3.

THE GENERAL CONTRACTOR SHALL SUPERVISE AND BE RESPONSIBLE FOR THE METHODS AND PROCEDURES OF CONCRETE PLACEMENT.

4.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINMENT AGENT CONFORMING TO ASTM C260, C494, C989, AND C1017. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 1904.2.1 OF THE IBC 2018.

5.

REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENTS S1), GRADE 60, f_y=60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, f_y=40,000 PSI. GRADE 60 REINFORCING BARS INDICATED ON DRAWINGS TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D14 ARE SUBMITTED.

6.

REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

7.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-165.

8.

SPIRAL REINFORCEMENT SHALL BE PLAIN WIRE CONFORMING TO ASTM A615, GRADE 60, f_y=60,000 PSI.

9.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY DO DETAILED OR APPROVED BY THE ENGINEER.

10.

CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE

3"

FORMED SURFACES EXPOSED TO EARTH OR WEATHER

(#6 BARS OR LARGER)
(#5 BARS OR SMALLER)

2"
1-1/2"

SLABS AND WALLS (INTERIOR FACE)

3/4"

11.

BARS SHALL BE SUPPORTED ON CHAIRS OR DOBIE BRICKS.

12.

ANCHOR BOLTS TO CONFORM TO ASTM A307.

13.

NON-SHRINKING GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3,000 PSI MINIMUM).

14.

ALL EXPANSION ANCHORS TO BE HILTI BRAND. ADHESIVE ANCHORS REQUIRE TESTING TO CONFIRM CAPACITY UNLESS WAIVED BY ENGINEER.

CLIENTS:

verizon

T-Mobile

at&t

dish wireless

LYNX

BERTRAND WHITE

STATE OF WASHINGTON

PROFESSIONAL ENGINEER

51134

REGISTERED

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWINGS ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

REV

DATE

DESCRIPTION

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3

9/19/22

FZD'S ISSUED FOR REVIEW

2

8/22/29

ISSUED FOR CLIENT REVIEW

1

8/01/22

SITE PLAN ISSUED FOR REVIEW

PROJECT:

SEA PROVIDENCE HEIGHTS

4221 228TH AVE SE

ISSAQUAH, WA 98029

SHEET TITLE:

GENERAL NOTES

PROJECT NUMBER:

15858649

DATE:

6/16/22

DRAFTER:

BEW

PROFESSIONAL OF RECORD:

BEW

REVISION NO:

3

SHEET NO:

N-1

SPECIAL INSPECTIONS

RECOMMENDED TESTING AGENCY: _____ PHONE: (____) ____-____
(A WABO-CERTIFIED SPECIAL INSPECTION AGENCY IS REQUIRED)

THE OWNER, OR THE OWNER'S AGENT, IS REQUIRED TO HIRE AN INDEPENDENT TESTING/INSPECTION AGENCY TO PERFORM REQUIRED SPECIAL INSPECTIONS.

THE INDEPENDENT AGENCY HIRED TO PERFORM THE DUTIES OF SPECIAL INSPECTION IS REQUIRED TO BE A REGISTERED AGENCY WITH WASHINGTON ASSOCIATION OF BUILDING OFFICIALS (WABO), UNDER THE SPECIAL INSPECTION REGISTRATION PROGRAM (SIRP) STANDARD NO. 1701 OR MOST CURRENT ADOPTED SPECIAL INSPECTION STANDARD PUBLISHED BY WABO.

SPECIAL INSPECTOR MUST BE CONTACTED IN ADVANCE OF ANY WORK NOTED BELOW. IT IS THE RESPONSIBILITY OF THE OWNER OR OWNER'S DESIGNEE TO NOTIFY THE SPECIAL INSPECTION AGENCY AND SCHEDULE A BUILDING INSPECTION IN A TIMELY MANNER. COPIES OF ALL INSPECTION REPORTS MUST BE POSTED ON SITE AND SUMMARY LETTERS SUBMITTED TO THE BUILDING INSPECTION SUPERVISOR. UNRESOLVED NON-CONFORMANCIES MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE MUNICIPALITY'S INSPECTOR.

REQUIRED SPECIAL INSPECTIONS

2018 INTERNATIONAL BUILDING CODE; SECTIONS 1701, 1704, & 1705

☐

STRUCTURAL STEEL (1705.2; AISC 360)

☐

STEEL - OTHER THAN STRUCTURAL STEEL (1705.2.2)

☐

STRUCTURAL CONCRETE (1705.3)

☐

REINF. STEEL/PRESTRESSING TENDONS (1705.3)

☐

SHOTCRETE (1705.3; 1910)

☐

STRUCTURAL MASONRY (1075.4)

☐

TMS 402/ACI 530/ASCE 5;

☐

TMS 602/ACI 530.1/ASCE 6

☐

HIGH LOAD DIAPHRAGMS (WOOD 1705.5.1)

☐

GRADING, EXCAVATION, AND FILLING (SOILS 1705.6)

☐

DRIVEN DEEP FOUNDATIONS (1705.7)

☐

CAST-IN-PLACE DEEP FOUNDATIONS (1705.8)

☐

INSTALLATION OF PRECAST ELEMENTS (1705.3)

☐

OTHER _____

☐

SPRAYED FIRE-REST MATERIALS (1705.3)

☐

INTUMESCENT FIRE-RESIST CTGS (1705.14)

☐

EIFS (1705.15)

☐

POST-INSTALLED ANCHORS (1705.3; AISC 315: D.9.2)

☐

SMOKE CONTROL (1705.17)

☐

STRUCTURAL STEEL (SFRS 1705.11.1; AISC 314)

☐

STRUCTURAL WOOD (SFRS 1705.11.2)

☐

COLD FORMED STEEL FRAMING (SFRS 1705.11.2)

☐

ACCESS FLOORS (SFRS 1705.11.5.1)

☐

STORAGE RACKS (SFRS 1705.11.7)

☐

ARCHITECTURAL COMPONENTS (SFRS 1705.11.5)

☐

MECH. AND ELEC. COMPONENTS (SFRS 1705.11.6)

☐

SEISMIC ISOLATION SYSTEMS (SFRS 1705.11.8)

STRUCTURAL STEEL NOTES

1.

SHOP DRAWINGS FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW PRIOR TO FABRICATION.

2.

STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION (INCLUDING FIELD WELDING, HIGH STRENGTH FIELD BOLTING, EXPANSION BOLTS, AND THREADED EXPANSION ANCHORS) SHALL BE BASED ON A.I.S.I "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" LATEST EDITION. SUPERVISION SHALL BE IN ACCORDANCE WITH IBC 2018 CHAPTER 22, BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ENGINEER. THE ENGINEER SHALL BE FURNISHED WITH A COPY OF ALL INSPECTION REPORTS AND TEST RESULTS.

3.

STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER

WIDE FLANGE SHAPE S

OTHER SHAPES, PLATES AND RODS

PIPE COLUMNS

STRUCTURAL TUBING

ANCHOR BOLTS

CONNECTION BOLTS

ASTM A992, f_y 50 KSI

ASTM A36, f_y 36 KSI

ASTM A53, f_y 35 KSI

ASTM A500, f_y 46 KSI

ASTM A307

ASTM A325

4.

ALL MATERIAL TO BE HOT DIPPED GALVANIZED AFTER FABRICATION PER A123/A123M-00.

5.

ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.I. AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING E70 XX ELECTRODES. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED. SEE REINFORCING NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS.

6.

COLD-FORMED STEEL FRAMING MEMBERS SHALL BE OF THE SHAPE, SIZE AND GAGE SHOWN ON THE PLANS. PROVIDE MINIMUM SECTION PROPERTIES INDICATED. ALL COLD-FORMED STEEL FRAMING SHALL CONFORM TO THE A.I.S.I. "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".

7.

BOLTED CONNECTIONS SHALL USE BEARING TYPE ASTM A325 BOLTS (3/4" DIAMETER) AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.

8.

NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIAMETER ASTM A307 BOLTS UNLESS NOTED OTHERWISE.

9.

ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION SPECIFICATION AND IN ACCORDANCE WITH ASTM A36 UNLESS NOTED OTHERWISE.

10.

ALL WELDS TO BE 1/4" FILLET UNLESS NOTED OTHERWISE.

11.

TOUCH UP ALL FIELD DRILLING AND WELDING WITH 2 COATS OF GALVACON (ZINC RICH PAINT) OR APPROVED EQUAL.

LEGEND

LARGE SCALE DETAIL

A-2

2

SHEET NUMBER

DETAIL NUMBER

A-2

2

SHEET NUMBER

DETAIL NUMBER

Call Before You Dig

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 01°43'57" WEST ALONG THE EAST LINE THEREOF 534.69 FEET; THENCE NORTH 88°16'03" WEST 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE SOUTHEAST AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°16'03" WEST 32.00 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THRU A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THRU A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY; THENCE SOUTH 52°13'57" WEST 512.30 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 202.00 FEET THRU A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 317.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°46'03" EAST 1,210.55 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET THRU A CENTRAL ANGLE OF 77°43'17" AN ARC DISTANCE OF 217.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 64°30'40" EAST 90.86 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 190.25 FEET THRU A CENTRAL ANGLE OF 26°18'10" AN ARC DISTANCE OF 87.34 FEET TO A POINT ON A CURVE ON THE WESTERLY MARGIN OF 228TH AVENUE SOUTHEAST AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 7110210313, THE CENTER OF SAID CURVE BEARS NORTH 6°39'54" WEST 808.00 FEET; THENCE NORTHERLY ALONG SAID MARGIN AND SAID CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 11°36'09" AN ARC DISTANCE OF 163.62 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID MARGIN NORTH 01°43'57" EAST 373.56 FEET TO AN ANGLE POINT IN SAID WESTERLY MARGIN; THENCE SOUTH 88°16'03" EAST 12.00 FEET TO THE WEST LINE OF THE EAST 30 FEET OF SAID SUBDIVISION, SAID LINE ALSO BEING THE WEST MARGIN OF SAID 228TH AVENUE SOUTHEAST; THENCE NORTH 01°43'57" EAST ALONG SAID WEST MARGIN 676.23 FEET TO THE POINT OF BEGINNING;

AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 01°43'57" WEST ALONG THE EAST LINE OF SAID SUBDIVISION 534.69 FEET; THENCE NORTH 88°16'03" WEST 62.00 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THRU A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THRU A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY; THENCE SOUTH 52°13'57" WEST 512.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 52°13'57" WEST 202.00 FEET; THENCE SOUTH 37°46'03" EAST 202.00 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 52°13'57" EAST 202.00 FEET DISTANT; THENCE NORTHERLY ON A CURVE CONCAVE TO THE EAST THRU A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 317.30 FEET TO THE POINT OF BEGINNING;

AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 88°28'02" WEST 542.49 FEET ALONG THE NORTH LINE THEREOF; THENCE SOUTH 46°34'56" WEST 270.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 71°15'00" WEST 38.60 FEET; THENCE SOUTH 52°13'57" WEST 547.75 FEET; THENCE SOUTH 36°30'00" WEST 55.32 FEET; THENCE NORTH 52°13'57" EAST 591.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 62.00 FEET; THENCE NORTHEASTERLY 11.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'42" TO A RADIAL LINE OF SAID CURVE WHICH BEARS NORTH 37°46'04" WEST; THENCE ALONG A NON-TANGENT LINE NORTH 46°34'56" EAST 35.25 FEET TO THE TRUE POINT OF BEGINNING.

EASEMENTS

△# CORRESPONDS WITH ITEM NUMBER IN 'SCHEDULE B' OF TITLE REPORT.

THE FOLLOWING EASEMENTS FROM THE REFERENCED TITLE REPORT CONTAIN SUFFICIENT INFORMATION TO BE DEPICTED ON THE PLAN. OTHER EASEMENTS OR ENCUMBRANCES, IF ANY, MAY AFFECT THE PROPERTY, BUT LACK SUFFICIENT INFORMATION TO BE SHOWN.

- △7

RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS PER A.F. NO. 4939948, RECORDS OF KING COUNTY – DOCUMENT IS ILLEGIBLE, NOT SHOWN.
- △8

RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS PER A.F. NO. 5012254, RECORDS OF KING COUNTY – SHOWN.
- △9

TELEPHONE EASEMENT PER A.F. NO. 6613163, RECORDS OF KING COUNTY – DOCUMENT IS ILLEGIBLE, NOT SHOWN.
- △10

RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS PER A.F. NO. 7110210313, RECORDS OF KING COUNTY – SHOWN.
- △11

DRAINAGE DITCH EASEMENT PER A.F. NO. 7110210314, RECORDS OF KING COUNTY – DOCUMENT CONTAINS INSUFFICIENT DATA TO PLACE HEREON, NOT SHOWN.
- △12

ELECTRIC EASEMENT PER A.F. NO. 8203300388, RECORDS OF KING COUNTY – DOCUMENT DESCRIBES EASEMENT AS "AS CONSTRUCTED", UNABLE TO PLOT, NOT SHOWN.
- △13

CABLE TV EASEMENT PER A.F. NO. 8412130153, RECORDS OF KING COUNTY – DOCUMENT CONTAINS INSUFFICIENT DATA TO PLACE HEREON, ONLY A SKETCH WITH NO BEARING OR CURVE DATA, NOT SHOWN.
- △14

RESTRICTIONS, CONDITIONS, EASEMENTS, ETC., PER A.F. NO. 8605120928, RECORDS OF KING COUNTY – NOTHING TO SHOW.
- △15

STORM DRAIN, LANDSCAPE, UTILITY AND ACCESS EASEMENT AGREEMENT PER A.F. NO. 8703090373, 8605301837 AND 8410250823, RECORDS OF KING COUNTY – ALL EASEMENTS DESCRIBED IN DOCUMENT LIE NORTH OF THE SUBJECT PROPERTY ON OTHER PARCELS, NOT SHOWN.
- △16

SEWER AND UTILITY EASEMENT PER A.F. NO. 9002150540, RECORDS OF KING COUNTY – SHOWN.
- △17

RESTRICTIONS, CONDITIONS, EASEMENTS, ETC., PER A.F. NO. 9109250549, RECORDS OF KING COUNTY – NOTHING TO SHOW.
- △18

TELECOMMUNICATIONS FACILITY EASEMENT PER A.F. NO. 9708070197, RECORDS OF KING COUNTY – SHOWN.
- △19

TERMS AND PROVISION IN "MEMORANDUM OF AGREEMENT" PER A.F. NO. 20160121001342, RECORDS OF KING COUNTY – NOTHING TO SHOW.

LATITUDE/LONGITUDE POSITION

COORDINATE DATA AT PROPOSED TOWER LOCATION:
NAD 83
LAT – 47°34'08.52" N NAVD 88
LONG – 122°02'14.54" W ELEV.= 509.5 FEET

LAT – 47.569033° N
LONG – 122.037372° W

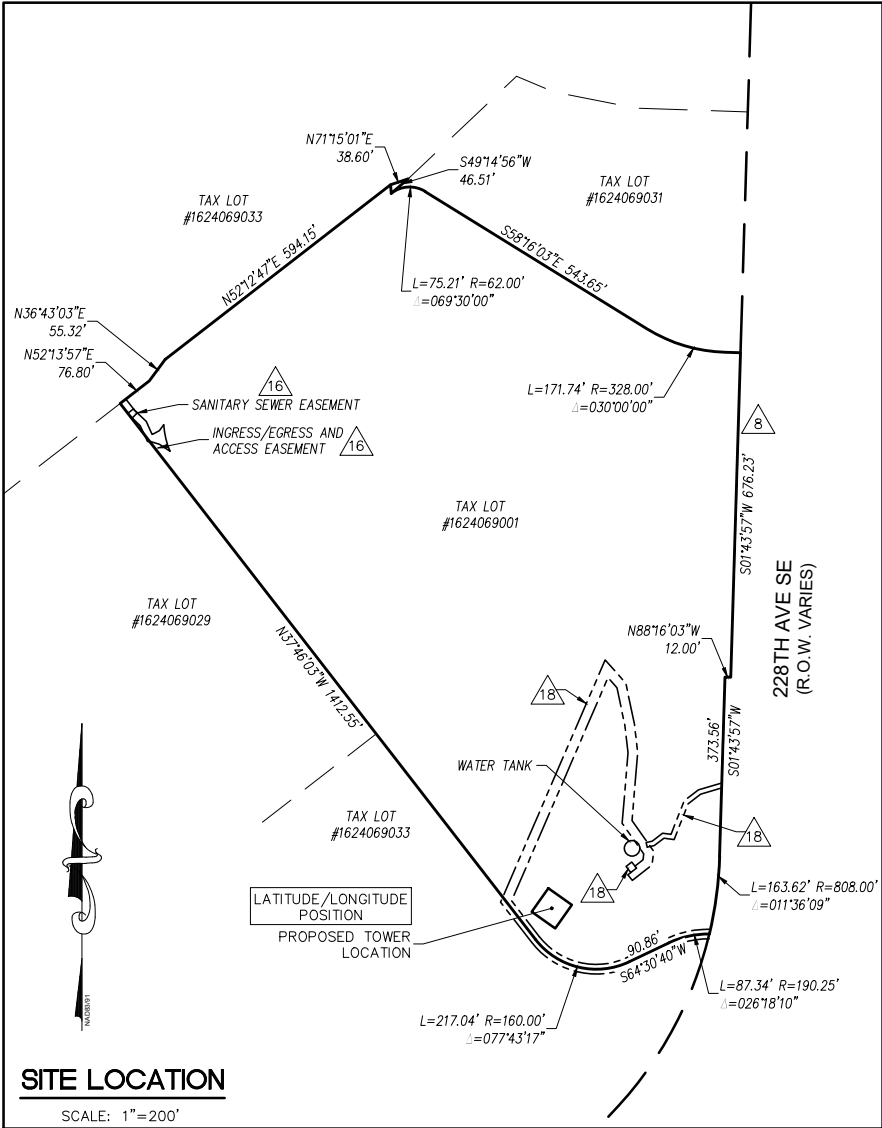
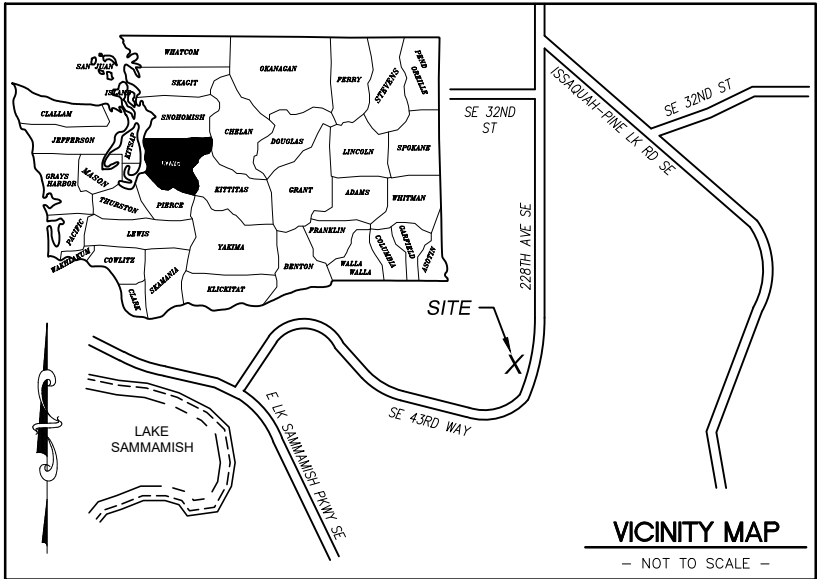
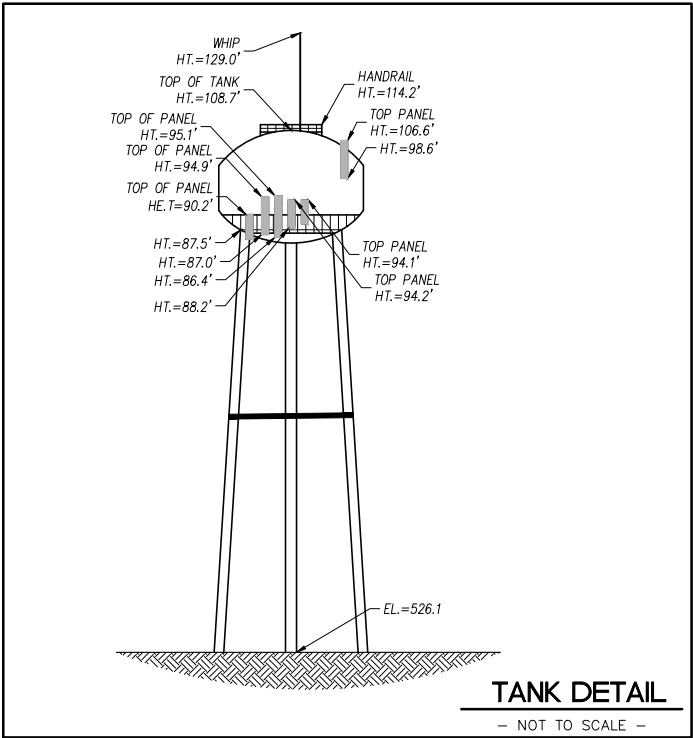


BENCHMARK IS WSRN PUGET SOUND REFERENCE NETWORK.

ELEVATION DERIVED USING GPS. ACCURACY MEETS OR EXCEEDS 1A STANDARDS AS DEFINED ON THE FAA ASAC INFORMATION SHEET 91:003.

NOTES

- 1) TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 3960897, EFFECTIVE DATE JUNE 9, 2022.
- 2) FIELD WORK CONDUCTED IN APRIL 2022.
- 3) BASIS OF BEARING: WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83).
- 4) UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, WERE DELINEATED FROM SURFACE EVIDENCE AND/OR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.
- 5) FEMA DESIGNATION: ZONE 'X' (AREA OF MINIMAL FLOOD HAZARD), FIRM MAP NUMBER 53033C0685G, EFFECTIVE DATE AUGUST 19, 2020.



LEGEND

- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- SECTIONAL BREAKDOWN LINE
- OP

OVERHEAD POWER LINE
- UP

BURIED POWER LINE
- G

BURIED GAS LINE
- UU

BURIED CATV LINE
- UT

BURIED TELEPHONE LINE
- W

BURIED WATER LINE
- SS

BURIED SANITARY SEWER
- SD

BURIED STORM DRAIN
- DITCH LINE/FLOW LINE
- ~~~~~

ROCK RETAINING WALL
- ~~~~~

VEGETATION LINE
- o

CHAIN LINK FENCE
- o

WOOD FENCE
- x

BARBED WIRE/WIRE FENCE
- △

TRANSFORMER
- ⌘

FIRE HYDRANT
- ⌘

GATE VALVE
- P

POWER VAULT
- ⌘

WATER METER
- ⌘

FIRE STAND PIPE
- ⌘

IRRIGATION CONTROL
- ⌘

CATCH BASIN, TYPE I
- ⌘

CATCH BASIN, TYPE II
- ⌘

SIGN
- ⌘

BOLLARD
- ⌘

MAIL BOX
- ⌘

SPOT ELEVATION
- ⌘

TELEPHONE VAULT
- ⌘

TEL. MANHOLE
- ⌘

TELEPHONE RISER

NOTE:
1) ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) AND ARE REFERENCED TO THE NAVD88 DATUM.
2) ALL TOWER, TREE AND APPURTENANCE HEIGHTS ARE ABOVE GROUND LEVEL (AGL) AND ARE ACCURATE TO ± 0.5 FEET OR ± 1% OF TOTAL HEIGHT, WHICHEVER IS GREATER.

TREE LEGEND

- DECIDUOUS TREE

AL=ALDER
MP=MAPLE
DS=DECIDUOUS
MA=MADRONA
OK=OAK
CH=CHERRY
- EVERGREEN TREE

CE=CEDAR
DF=DOUGLAS FIR
HE=HEMLOCK
PI=PINE
EVG=EVERGREEN
- AL12

TRUNK DIAMETER (IN)
- TYPE
- DF18 195.2

HEIGHT AGL IF MEASURED

NOTE:
TREE DRIP LINES ARE NOT TO SCALE. TREE SYMBOLS REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS WERE APPROXIMATED AT 3.5' TO 4' ABOVE GROUND LEVEL. TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER TREES AND VEGETATION MAY EXIST.

SITE INFORMATION

TAX LOT NUMBER 1624069001
SITE ADDRESS 4221 228TH AVE SE
ISSAQUAH, WA 98029
N/A
N/A
SF=SL (ISSAQUAH)
1,266,336 S.F. (29.07 AC)
3600 S.F.

SURVEY REFERENCE
PLAT OF HIGHLAND CREEK ESTATES, RECORDED UNDER VOL 172 OF PLATS, PAGE 52, KING COUNTY, WA

BOUNDARY DISCLAIMER
THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT AND ADJACENT PROPERTY LINES ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.

CAUTION!
UNDERGROUND UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT CONTRACTOR CONTACT THE ONE-CALL UTILITY LOCATE SERVICE AT LEAST 48 HOURS BEFORE STARTING ANY CONSTRUCTION.
1-800-424-5555

verizon

LYNX



DUNCANSON
Company, Inc.

145 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
Fax 206.244.4435

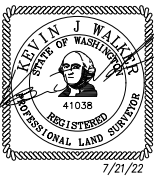
SITE
SEA PROVIDENCE HEIGHTS
4221 228TH AVE SE
ISSAQUAH, WA 98029
KING COUNTY

THIS DRAWING WAS CREATED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON, AND IS NOT TO BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION FROM DUNCANSON COMPANY, INC.

F.L.D. CREW:	CR/AH
F.L.D. BOOK:	588/101
DRAWN BY:	LAC
JOB #:	99544.2759
DATE:	4/20/22

REVISIONS

DATE	DESCRIPTION	BY
07/21/22	ADD TITLE: ADDITIONAL TOPO AND TREES	LAC



SHEET TITLE
**EXISTING SITE SURVEY
SEC 16, TWP 24 N, RNG 6 E, WM**

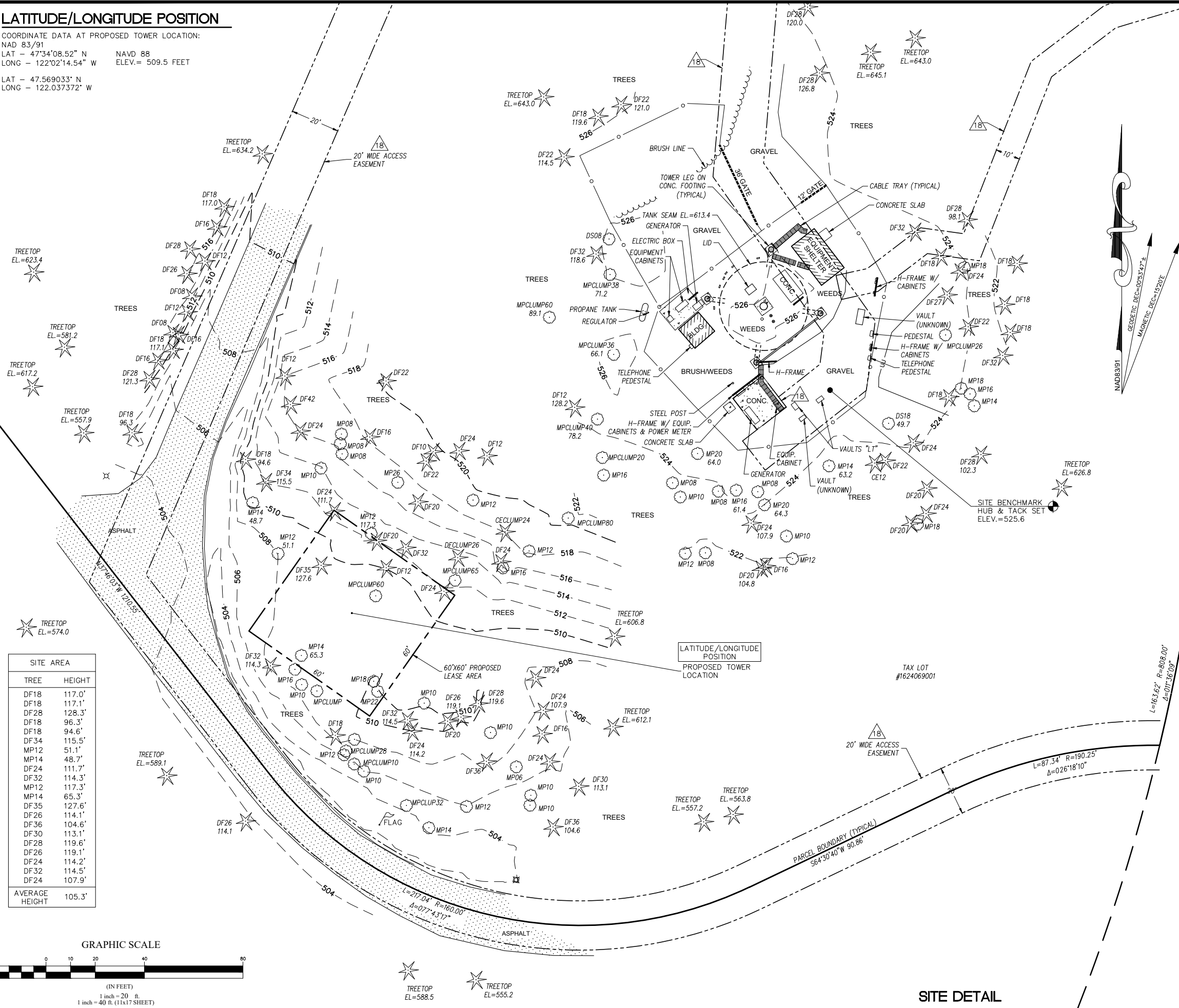
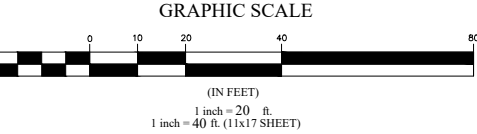
SHEET NUMBER
SV1

LATITUDE/LONGITUDE POSITION

COORDINATE DATA AT PROPOSED TOWER LOCATION:
NAD 83/91
LAT - 47°34'08.52" N NAVD 88
LONG - 122°02'14.54" W ELEV.= 509.5 FEET

LAT - 47.569033° N
LONG - 122.037372° W

SITE AREA	
TREE	HEIGHT
DF18	117.0'
DF18	117.1'
DF28	128.3'
DF18	96.3'
DF18	94.6'
DF34	115.5'
MP12	51.1'
MP14	48.7'
DF24	111.7'
DF32	114.3'
MP12	117.3'
MP14	65.3'
DF35	127.6'
DF26	114.1'
DF36	104.6'
DF30	113.1'
DF28	119.6'
DF26	119.1'
DF24	114.2'
DF32	114.5'
DF24	107.9'
AVERAGE HEIGHT 105.3'	



LEGEND

- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- SECTIONAL BREAKDOWN LINE
- OVERHEAD POWER LINE
- BURIED POWER LINE
- BURIED GAS LINE
- BURIED CATV LINE
- BURIED TELEPHONE LINE
- BURIED WATER LINE
- BURIED SANITARY SEWER
- BURIED STORM DRAIN
- DITCH LINE/FLOW LINE
- ROCK RETAINING WALL
- VEGETATION LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE/WIRE FENCE
- TRANSFORMER
- LIGHT STANDARD
- POWER VAULT
- UTILITY BOX
- UTILITY POLE
- POLE GUY WIRE
- GAS VALVE
- GAS METER
- TELEPHONE VAULT
- TEL. MANHOLE
- TELEPHONE RISER
- FIRE HYDRANT
- GATE VALVE
- WATER METER
- FIRE STAND PIPE
- IRRIGATION CONTROL
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- SIGN
- BOLLARD
- MAIL BOX
- SPOT ELEVATION

NOTE:
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TREE LEGEND

- DECIDUOUS TREE
- AL=ALDER
- MP=MAPLE
- DS=DECIDUOUS
- MA=MADRONA
- OK=OAK
- CH=CHERRY
- EVERGREEN TREE
- CE=CEDAR
- DF=DOUGLAS FIR
- HE=HEMLOCK
- PI=PINE
- EVG=EVERGREEN

NOTE:
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SITE INFORMATION

TAX LOT NUMBER 1624069001
SITE ADDRESS 4221 228TH AVE SE
ISSAQUAH, WA 98029
SITE CONTACT N/A
PHONE NUMBER N/A
ZONING SF-SL (ISSAQUAH)
TOTAL LOT AREA 1,266,336 S.F. (29.07 AC)
PROJECT AREA 3600 S.F.

SURVEY REFERENCE

PLAT OF HIGHLAND CREEK ESTATES, RECORDED UNDER VOL 172 OF PLATS, PAGE 52, KING COUNTY, WA

BOUNDARY DISCLAIMER

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1-800-424-5555

SITE DETAIL

verizon

LYNX



DUNCANSON
Company, Inc.

145 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
Fax 206.244.4435

SITE
SEA PROVIDENCE
HEIGHTS

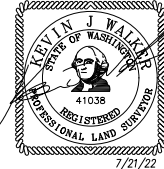
4221 228TH AVE SE
ISSAQUAH, WA 98029
KING COUNTY

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FLD. CREW:	CR/AH
FLD. BOOK:	588/101
DRAWN BY:	LAC
JOB #:	99544.2759
DATE:	4/20/22

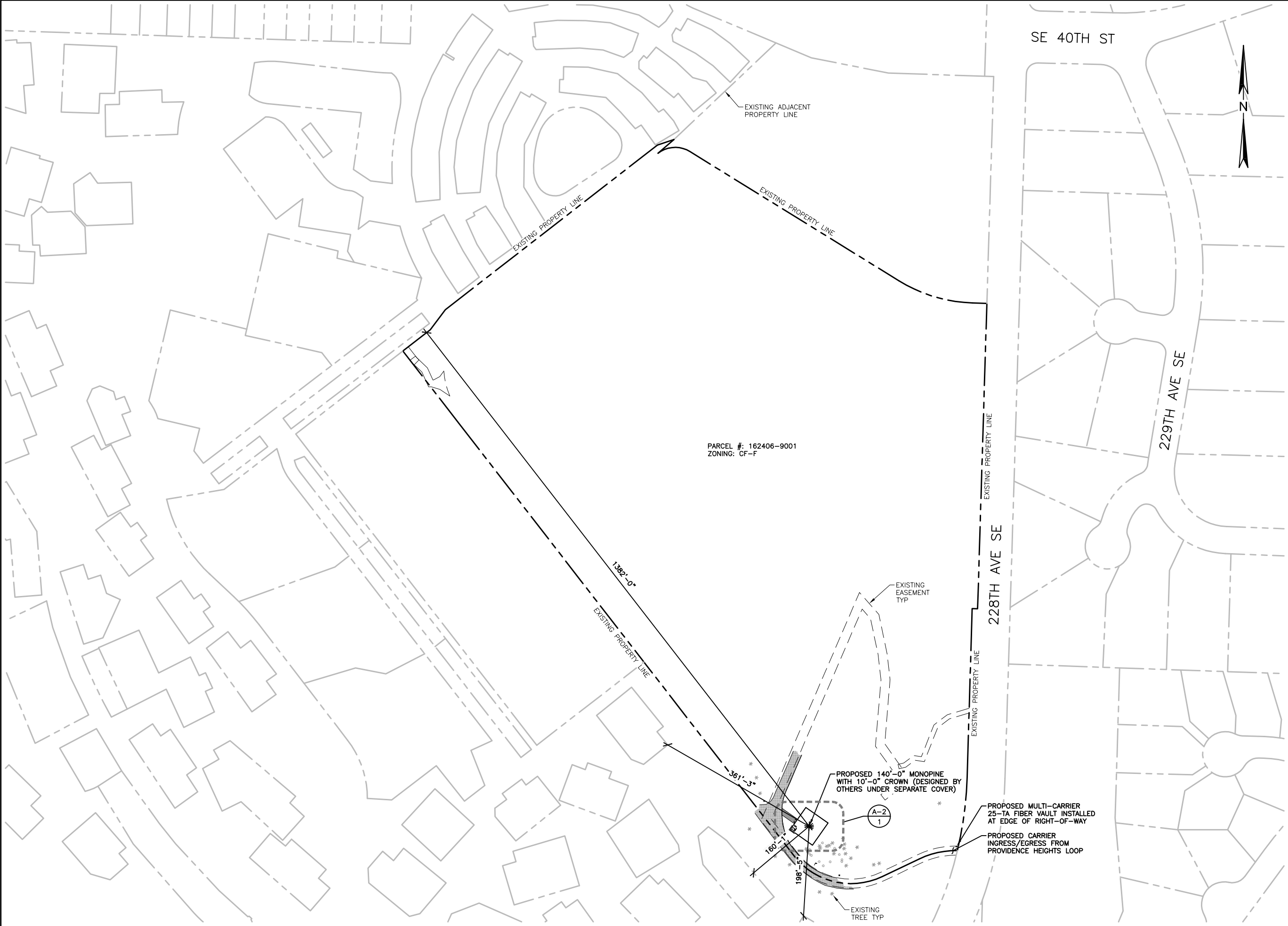
REVISIONS

DATE	DESCRIPTION	BY
07/21/22	ADD TITLE: ADDITIONAL TOPO AND TREES	LAC



SHEET TITLE
EXISTING SITE SURVEY
SEC 16, TWP 24 N, RNG 6 E, WM

SHEET NUMBER
SV2



22"x34" SCALE: 1"= 50'-0"
11"x17" SCALE: 1"= 100'-0"
50' 25' 0' 50'

PROPOSED SITE PLAN | 1

CLIENTS:

verizon

T-Mobile

at&t

dish wireless



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWINGS ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

REV	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
3	9/19/22	FZD'S ISSUED FOR REVIEW
2	8/22/29	ISSUED FOR CLIENT REVIEW
1	8/01/22	SITE PLAN ISSUED FOR REVIEW

PROJECT:

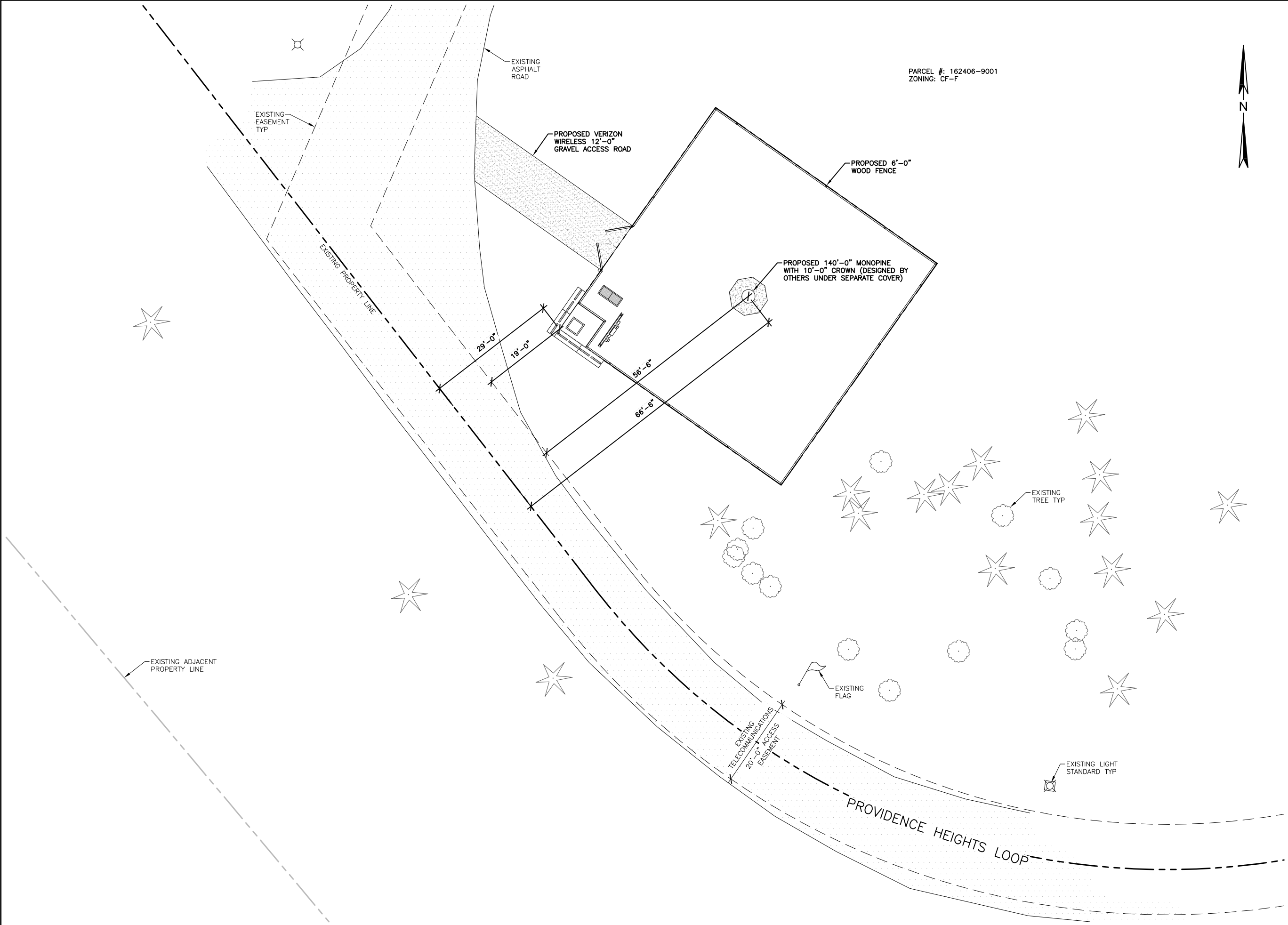
SEA PROVIDENCE HEIGHTS

4221 228TH AVE SE
ISSAQUAH, WA 98029

SHEET TITLE:

PROPOSED SITE PLAN

PROJECT NUMBER: 15858649	DATE: 6/16/22
DRAFTER: BEW	PROFESSIONAL OF RECORD: BEW
REVISION NO: 3	SHEET NO: C-1



CLIENTS:



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-	-	-
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1	8/01/22	SITE PLAN ISSUED FOR REVIEW

PROJECT:

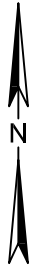
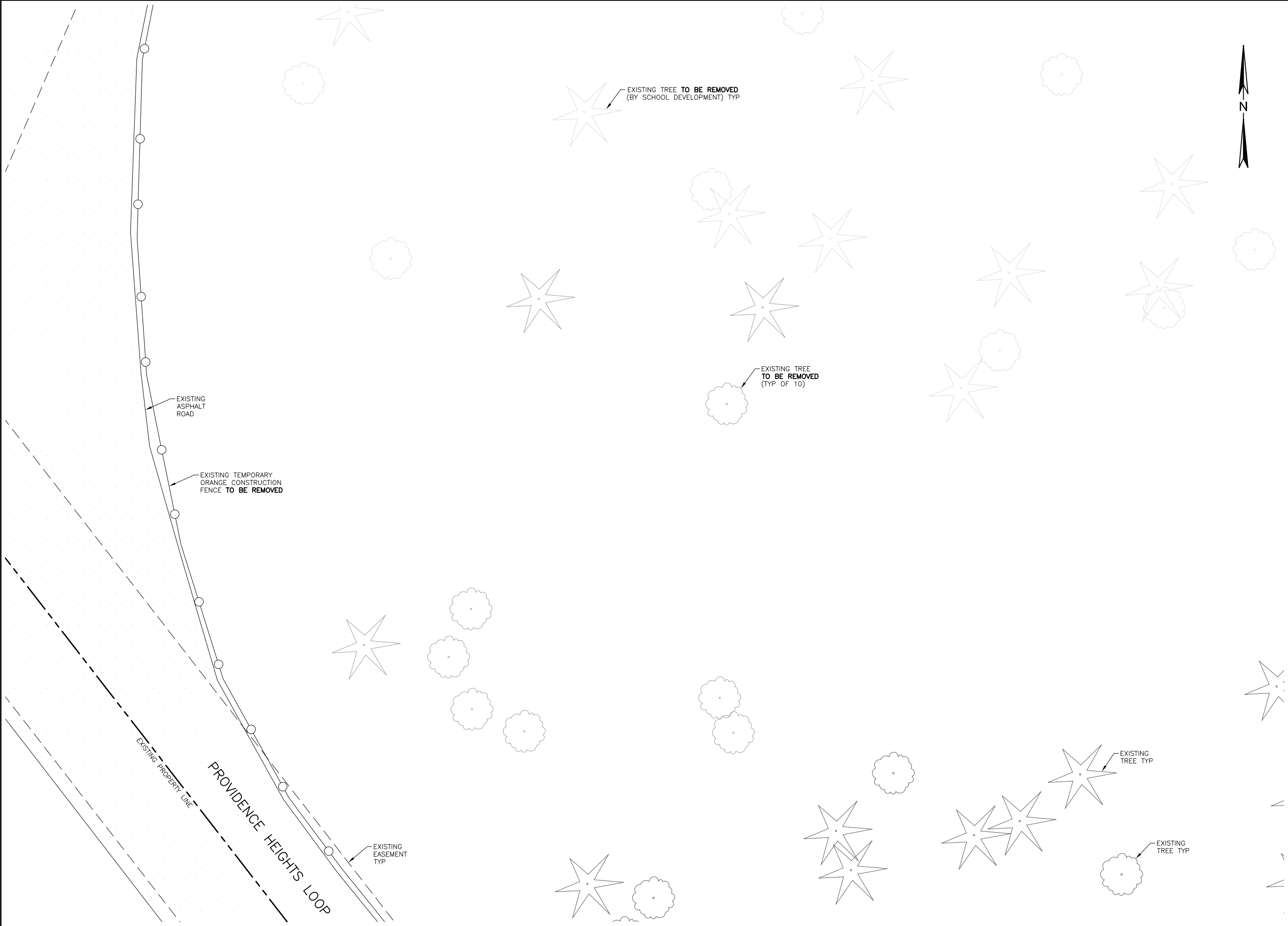
SEA PROVIDENCE HEIGHTS

4221 228TH AVE SE
ISSAQUAH, WA 98029

SHEET TITLE:

PROPOSED ENLARGED SITE PLAN

PROJECT NUMBER: 15858649	DATE: 6/16/22
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 3	SHEET NO: C-2



CLIENTS:



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REV	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
3	9/19/22	FZD'S ISSUED FOR REVIEW
2	8/22/29	ISSUED FOR CLIENT REVIEW
1	8/01/22	SITE PLAN ISSUED FOR REVIEW

PROJECT:

**SEA
PROVIDENCE
HEIGHTS**

4221 228TH AVE SE
ISSAQUAH, WA 98029

SHEET TITLE:

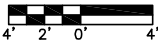
**EXISTING
COMPOUND
PLAN**

PROJECT NUMBER: 15858649	DATE: 6/16/22
DRAFTER: BEW	PROFESSIONAL OF RECORD: BEW
REVISION NO:	SHEET NO:

3

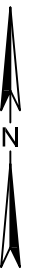
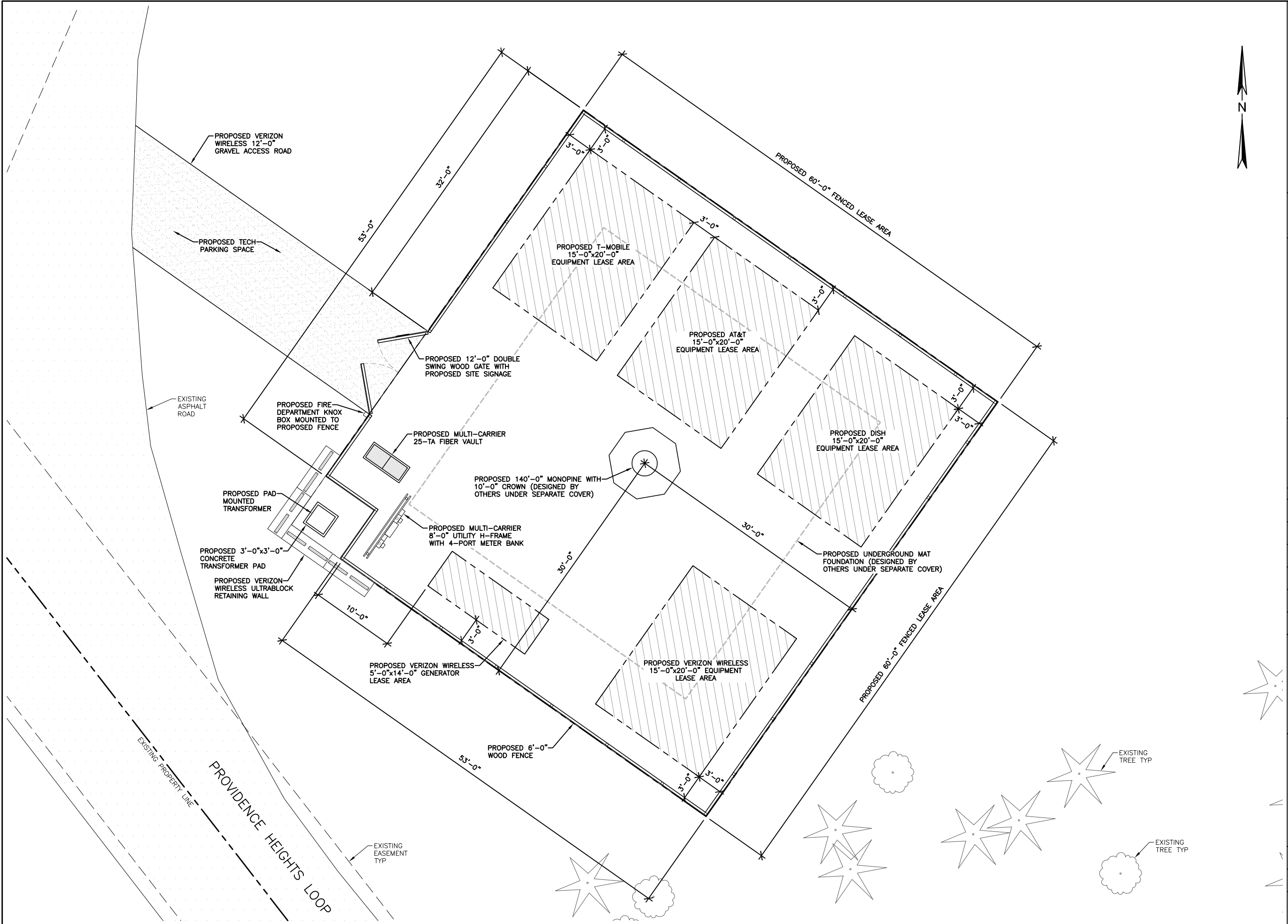
A-1

22"x34" SCALE: 3/16"= 1'-0"
11"x17" SCALE: 3/32"= 1'-0"

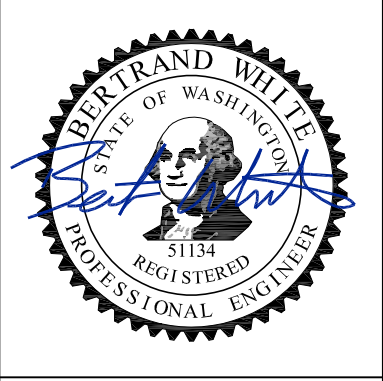


EXISTING COMPOUND PLAN

1



CLIENTS:



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REV	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
3	9/19/22	FZD'S ISSUED FOR REVIEW
2	8/22/29	ISSUED FOR CLIENT REVIEW
1	8/01/22	SITE PLAN ISSUED FOR REVIEW

PROJECT: **SEA PROVIDENCE HEIGHTS**
4221 228TH AVE SE
ISSAQUAH, WA 98029

SHEET TITLE:
PROPOSED COMPOUND PLAN

PROJECT NUMBER: 15858649	DATE: 6/16/22
DRAFTER: BEW	PROFESSIONAL OF RECORD: BEW
REVISION NO: 3	SHEET NO: A-2

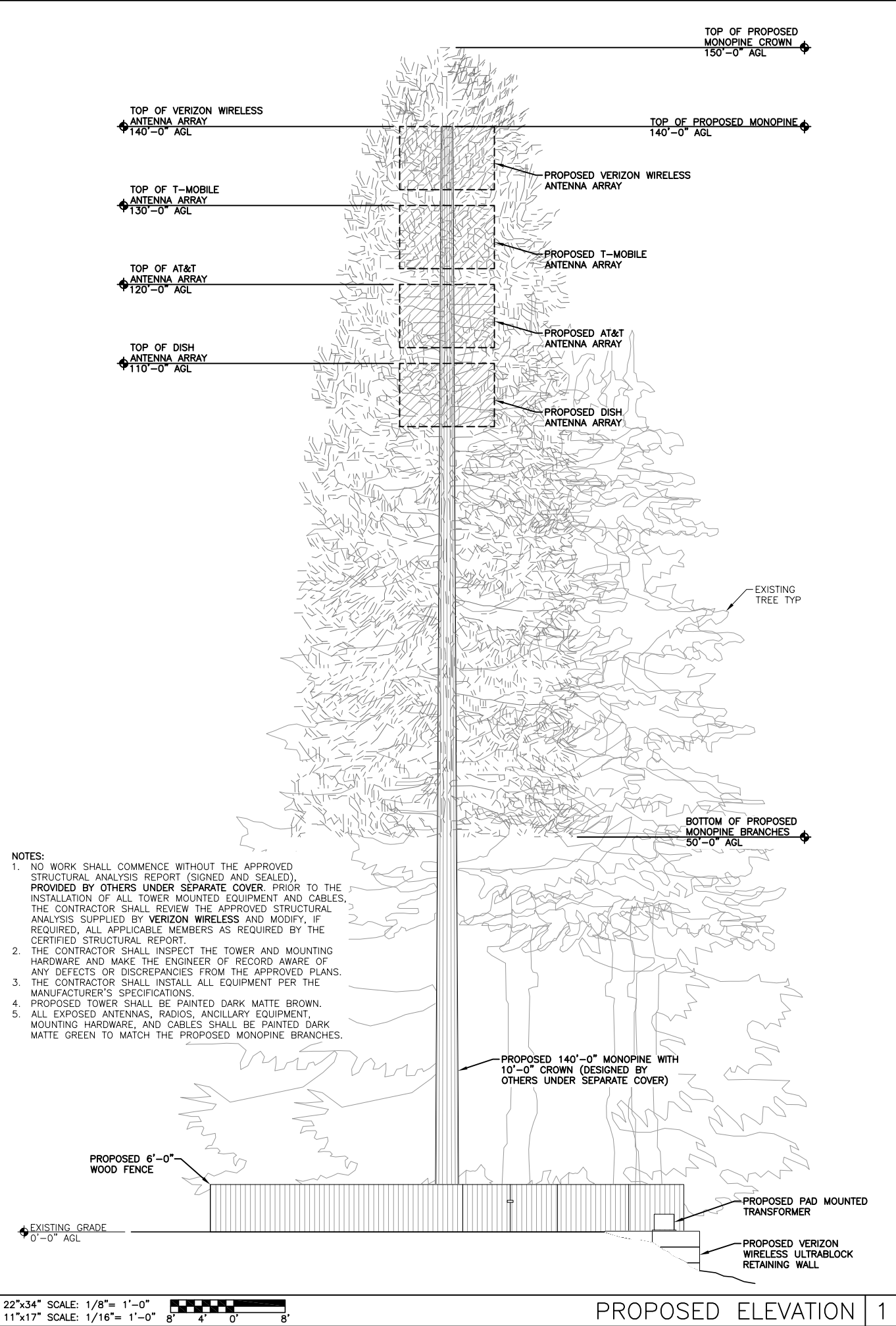
22"x34" SCALE: 3/16"= 1'-0"
11"x17" SCALE: 3/32"= 1'-0"
4' 2' 0' 4'

22"x34" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE

NOT USED3

22"x34" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE

NOT USED2



CLIENTS:

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2	8/22/29	ISSUED FOR CLIENT REVIEW
1	8/01/22	SITE PLAN ISSUED FOR REVIEW

PROJECT:

SEA PROVIDENCE HEIGHTS

4221 228TH AVE SE
ISSAQUAH, WA 98029

SHEET TITLE:

PROPOSED ELEVATION

PROJECT NUMBER: 15858649	DATE: 6/16/22
DRAFTER: BEW	PROFESSIONAL OF RECORD: BEW
REVISION NO: 3	SHEET NO: A-3